



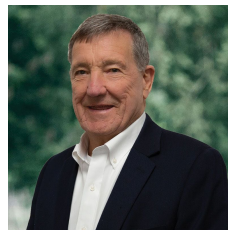
### 81 Humffray Street North Ballarat East VIC

Ballarat Real Estate are proud to offer for sale this prime Investment opportunity  
Ideal for your Super Fund  
Currently leased and showing outstanding return of \$44,200 Nett PA

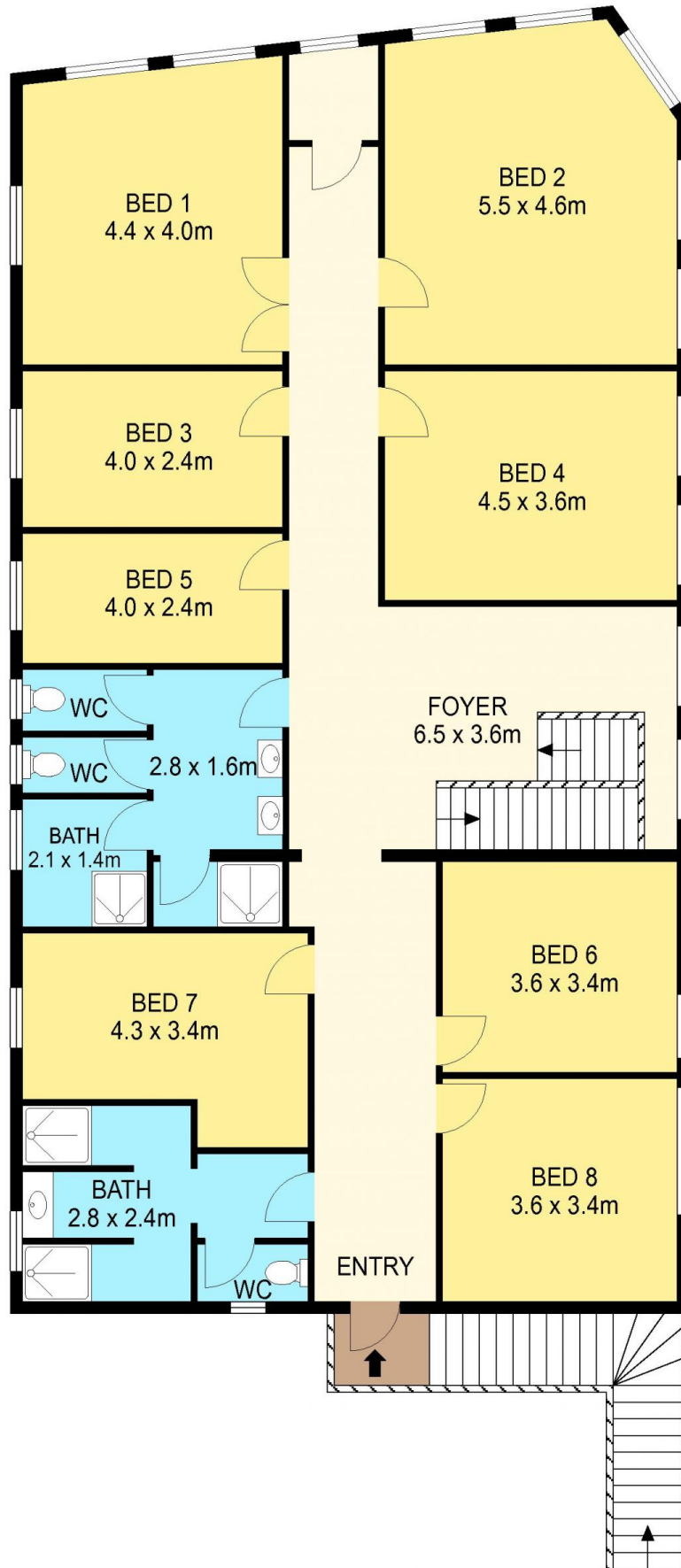
Originally constructed in 1862 and renovated in 2000 and again in 2014 the property has a proud Hotel history  
With wonderful views over Ballarat located on Humffray St and Scott Parade Corner  
Close to Train Station, Bes stop and just a short stroll to many restaurants.  
Well respected Dining venue it also has 8 Accomodation rooms that produce a strong income stream.

Pub business NOT for sale

**Price** : \$1,250,000 + sav  
**Building Size** : 1 sqm  
**Land Size** : 604 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/commercial/leisure/7632610>



**John Stevenson**  
5331 2233  
0422659385



**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

**Ballarat**  
Real Estate

